

TEXAS TRANSPORTATION COMMISSION

GRAYSON County

MINUTE ORDER

Page 1 of 1

PARIS District

In the City of Denison, Grayson County, on FM 120, the State of Texas acquired certain land for highway purposes by an instrument recorded in Volume 1490, at Page 315, of the Deed Records of Grayson County, Texas.

A portion of the land, which portion is described in Exhibit A (tract), is no longer needed for a state highway purpose.

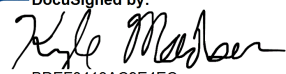
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of any interest in right of way no longer needed for a state highway purpose to abutting and adjoining landowners.

New Urban Development Denison, TX LLC, a foreign limited liability company, is an abutting landowner and has requested to purchase the tract for \$3,200.

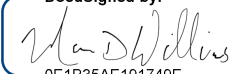
The commission finds \$3,200 to be a fair and reasonable value of the state's right, title, and interest in the tract.

IT IS THEREFORE ORDERED by the commission that the tract, described in Exhibit A, is no longer needed for a state highway purpose. The commission authorizes the executive director of the department to execute a proper instrument conveying all of the state's right, title, and interest in the tract to New Urban Development Denison, TX LLC, a foreign limited liability company, for \$3,200; SAVE AND EXCEPT, however, there is to be excepted and reserved therefrom all of the state's right, title, and interest, if any, in and to all of the oil, gas, sulphur, and other minerals, of every kind and character, in, on, under, and that may be produced from the land.

Submitted and reviewed by:

DocuSigned by:  
  
BDEF0413AC9E4EC...  
Director, Right of Way Division

Recommended by:

DocuSigned by:  
  
0F1B35AE191749F...  
Executive Director

116164 November 30, 2021

Minute Number	Date Passed
------------------	----------------

COUNTY: GRAYSON  
HIGHWAY: F.M. HWY. NO. 120  
HWS JOB NO. BGD560721  
LIMITS: FROM MORTON STREET RIGHT-OF-WAY  
TO F.M. HIGHWAY. 120

EXHIBIT "A"  
SURPLUS RIGHT OF WAY TRACT 1

**BEING** a 0.0487 acre tract of land in the City of Denison, County of Grayson, State of Texas, and being a part of the M. C. Davis Survey, Abstract No. 336 and being part of the 0.139 acre tract of land conveyed by Deed from R. E. Hatfield, to the State of Texas as a part of F.M. Highway No. 120 right-of-way, on September 21, 1979, recorded in Volume 1490, Page 315, Deed Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

**COMMENCING** at a ½ inch capped rebar found at the Southeast corner of the 0.041 acre tract of land conveyed to New Urban Development Denison TX, LLC in Instrument No. 2021-26364, Official Public Records, Grayson County, Texas and the Southwest corner of said State of Texas 0.139 ac., located at survey centerline station 278+99.99, 50.00 ft. left from survey centerline of said F.M. Highway No. 120 and 7,329,416.62 North and 2,552,048.72 East;

- 1) **THENCE** North 34 deg. 02 min. 38 sec. East, along the East line of said New Urban Development Denison TX 0.041 acre tract and the West line of said State of Texas 0.139 ac. tract, a distance of 6.93 ft. to a ½ inch capped rebar set, stamped "RPLS 6578" at the Southwest corner of the herein described tract, located at survey centerline station 279+03.35, 56.01 ft. left from survey centerline of said F.M. Highway No. 120 and 7,329,422.39 North and 2,552,052.62 East, for the **POINT OF BEGINNING** of the herein described tract;
- 2) **THENCE** North 34 deg. 02 min. 38 sec. East, continuing along the East line of said New Urban Development Denison TX, LLC 0.041 ac. tract and the West line of said State of Texas 0.139 ac., a distance of 46.67 ft. to a broken concrete monument found in the South right-of-way line of Morton Street (also known as: State Highway No. 91), at the Northwest corner of both said State of Texas 0.139 ac. and the herein described tract and the Northeast corner of said New Urban Development Denison TX 0.041 ac., located at survey centerline station 279+26.56, 96.50 ft. left from survey centerline of said F.M. Highway No. 120 and 7,329,461.09 North and 2,552,078.77 East;
- 3) **THENCE** Southeasterly, along the South right-of-way line of said Morton Street and the North line of said State of Texas 0.139 ac., with a curve to the left having a radius of 2698.30 ft., a central angle of 01 deg. 57 min. 32 sec., (Chord Bears: South 60 deg. 03 min. 46 sec. East, 92.25 ft.) an arc distance of 92.25 ft. to a ½ inch capped rebar set, stamped "RPLS 6578" at the Southeast corner of the herein described tract, located at survey centerline station 280+09.67, 56.46 ft. from survey centerline of said F.M. Highway 120 and 7,329,415.02 North and 2,552,158.68 East;

- 4) **THENCE** North 86 deg. 01 min. 47 sec. West, over and across said State of Texas 0.139 ac., a distance of 106.32 ft. to the **PLACE OF BEGINNING** and containing **0.049 ACRES** and **2,123 SQUARE FEET** of land.

I do hereby certify this survey to be true and correct as surveyed on the ground under my supervision this 19<sup>th</sup> day of July, 2021 and the plat following hereto presents all the facts found at the time of said survey, to the best of my knowledge and belief. All visible improvements, easements, encroachments and corners that surveyor has record of are shown thereto.

A plat of even date herewith accompanies this legal description.



  
KATE A. WAGNER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6578

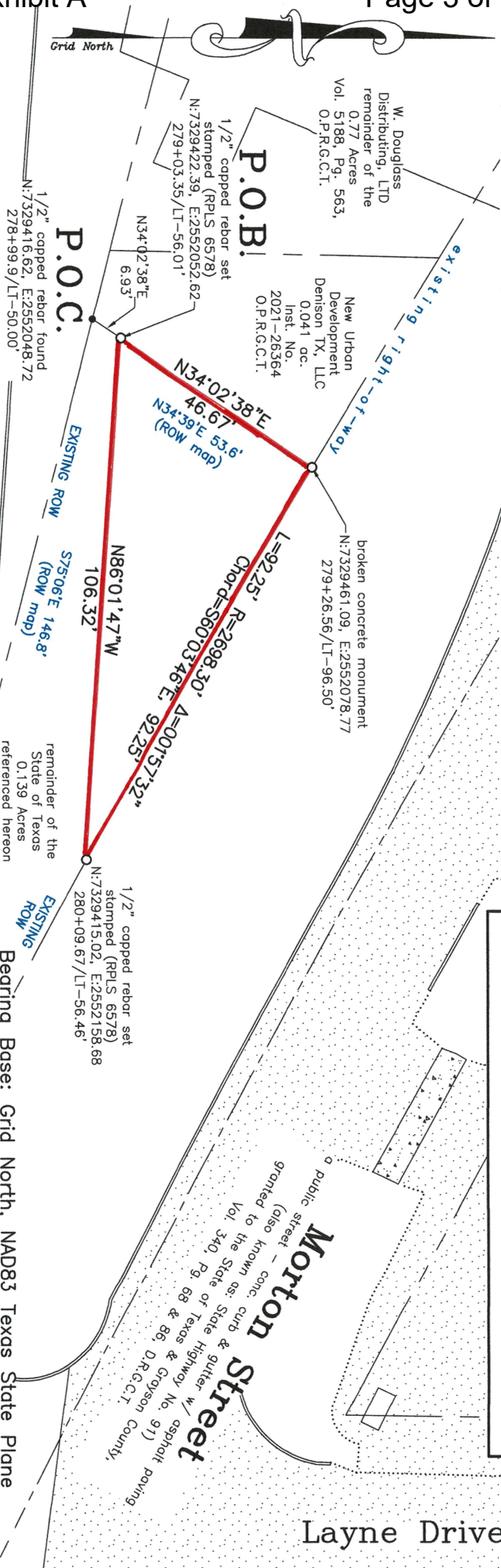
08/17/2021  
DATE

All bearings and coordinates shown are surface coordinates based on Texas State Plane Coordinate System (NAD83, North Central Zone 4202, as derived by survey-grade Global Positioning System based on NGS Monument (Grayson County Airport (GYI), SS#09(GPS)2008). The distances shown hereon are ground distances. Scale Factor (from grid to ground): 1.0000864617.



M. C. Davis Survey  
Abstract No. 336  
Grayson County, Texas

**SURPLUS RIGHT OF WAY**  
2.123 Sq. Ft.  
0.0487 of an Acre



**F. M. Highway No. 120**  
a public street — conc. curb & gutter  
279+00.00

Sheet No. 3 of 3

**0.0487 of an Acre of Land**

M. C. Davis Survey, Abstract No. 336

City of Denison Grayson County, Texas

F.M. Highway No. 120

Helvey-Wagner Surveying, Inc.

Kate A. Wagner, RPLS 6578

222 W. Main Street

Denison, Texas 75020

Ph: 903-463-6191

Email: kate@helveywagnersurvey.net

TBPLS Firm Registration No. 10088100

Date: 8/17/21

Scale: 1"=30'

Job No. BGD560721

Drawn: JAH

Legend:	
co = cleanout	conc. paving
fh = fire hydrant	
gm = gas meter	
gs = gas test station	
guy = guy wire	
pp = power pole	asphalt paving
tp = telephone pole	
mp = meter pole	
smth = sanitary sewer manhole	
wv = water valve	
bcm = buried cable marker	
bcp = buried cable pod	
cnp = corrugated metal pipe	
fl = flowline	
ft = finish floor	
ss = ss	chain link fence
g = g	sanitary sewer line
e = e	gas line
t = t	electrical line
— — —	telephone/cable line
— — —	tract line
— — —	property/deed line



Surveyor's Certificate  
I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove and is a true and correct representation of the property shown hereon.  
Field Notes attached hereto.

Bearing Base: Grid North, NAD83 Texas State Plane Coordinate System, North Central Zone (4202), as derived by survey-grade Global Positioning System. The distances shown hereon are ground distances. Scale Factor (from grid to ground): 1.0000864617. NGS Monument (Grayson County Airport (GY)), SS#09(GPS)2008)

Kate A. Wagner, R. P. L. S. No. 6578